

WICKFORD



FOR SALE

Walter House
Hodgson Way
Wickford
Essex
SS11 8YG

INDUSTRIAL SPACE & OFFICES 4,080 SQ.FT. (379 SQ.M.)



Purpose Built Industrial Unit & Offices



Ground & First Floor Office Space



Secure Site With Rear Yard



Parking Facilities At The Rear



Offers In Excess Of £750,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

The property is situated on Hodgson Way which is the main spine road running through Wickford Business Park with surrounding units all being detached business headquarters, providing any business with a first class profile. This area has unrivalled road connections with access to both the A130 and A127.

This stand-alone unit was constructed by our client for their own use, therefore, being finished to a high standard. The unit has ground floor warehouse/workshop space with offices and first floor offices with loading from the secure rear yard.

The office accommodation is purpose built, superbly finished with gas central heating throughout and partial air conditioning (neither systems have been tested).

The ground floor space consists of a works area with office space, w.c facilities with staff breakout areas and fully fitted kitchens.

The first-floor office space sits on a mezzanine floor and consists of four offices, a boardroom with attached breakout rooms and kitchenette facilities.

The rear warehouse has a side loading access and sodium lighting. The exterior of the property is a front landscaped area with a side driveway leading to parking, alongside a secure rear yard and loading area.

Ground Floor Industrial Space:

Min eaves 6.2 rising to a max of 6.7m.

Loading door 3.5m x 3.5m.

ACCOMMODATION:

| | |
|--------------------------------------|-------------------------------------|
| Ground Floor - Industrial | 1,335 SQ.FT. (124 SQ.M.) |
| Ground Floor - Office | 1,098 SQ.FT. (102.SQ.M.) |
| First Floor – Office | 1,647 SQ.FT. (153 SQ.M.) |
| TOTAL | 4,080 SQ.FT. (379 SQ.M.) |

VAT:

Plus VAT If Applicable

EPC:

C - 75



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES:

April 2023-Present

Ratable Value UBR Ratable Payable
£33,500 49.9 £16,716.5.

Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 533333.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

TENURE:

Freehold

PRICE:

Offers in excess of £750,000.

VIEWING:

Strictly by prior appointment via the vendors appointed agents Ayers & Cruiks.



Ayers & Cruiks
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